

**VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Public Hearing**

February 12, 2013

Members present: Chairman; Joseph Barbaro; **Members;** Arne Saari, Placito Sgro, Richard Weissbrod and Jimmy Zuehl

Brian Alex Miller, 45 Main St.

J. Barbaro noted he spoke to the Building Inspector regarding the need for the applicant going before the ZBA for special permit for multiple family use. The Building Inspector referred it to the Village Attorney for a decision, who has not responded.

R. Weissbrod moved that the Planning Board take up this issue now and to review the application as before the Board and **A. Saari** seconded the motion. The motion was approved 4-1. **P. Sgro** voted against it because he believed the applicant should go before the ZBA for a special permit. The Board members then went into a discussion and reviewed the Village Code section relating to a change of use and multiple family uses.

R. Weissbrod moved that the Planning Board has decided not to treat this application as a special permit case and will not send the applicant to the ZBA. **A. Saari** seconded the motion. It was approved 4-0. **P. Sgro** abstained because he felt the code is ambiguous.

Mr. Miller noted after speaking with the Building Inspector he did not need a special permit since the proposal was an allowed use.

It was noted by the Board that no members of the public were present.

Mr. Miller noted he went around to all neighbors and brought in signatures. He received 4 signatures from neighbors and left letters of the public notice for neighbors he did not get to see. **J. Barbaro** noted neighbors that did not sign the paper got a letter left for them and the Board did not receive any letters.

Chairman J. Barbaro polled the Board members for their opinions regarding the missing signatures. **J. Barbaro** noted only 2-4 signatures were missing and the project is not a controversial proposal. All Board members agreed to continue the public hearing.

A. Saari questioned the parking conditions. The applicant noted there is a pathway from the parking area to the house.

R. Weissbrod moved to close the public hearing and **A. Saari** seconded the motion. The public hearing was closed at 8:01 P.M.

A. Saari moved to approve the proposal as presented. **R. Weissbrod** seconded the motion. It was approved 5-0.

J. Barbaro will contact the building inspector to let him know it was approved.

Board Business:

J. Barbaro read a letter from Putnam Engineering acknowledging receipt of the final drawings and bond estimate for Elmesco/Dunkin Donuts. The letter dated February 6, 2013 notes that all drawings conform to the Planning Board requirements.

R. Weissbrod moved to close the workshop meeting and **A. Saari** seconded the motion the workshop meeting was closed at about 8:45 P.m.

Joseph Barbaro, Planning Board Chairman

Date